

CALIFORNIA TAHOE CONSERVANCY

ANNOUNCEMENT FOR LAND COVERAGE RIGHTS AND RESTORATION CREDIT

October 5, 2012

The California Tahoe Conservancy announces that it will sell a limited supply of land coverage rights and restoration credit from the Land Bank on a first come, first served basis, in six Hydrologic Areas on the California side of the Lake Tahoe Basin. The rights being offered for public sale may be used to meet coverage requirements of Tahoe Regional Planning Agency (TRPA) or local agency permits, on eligible receiver parcels in the Upper Truckee, Emerald Bay, McKinney Bay and Tahoe City Hydrologic Areas and those portions of the Agate Bay and South Stateline Hydrologic Areas located within California.

ELIGIBILITY AND PREQUALIFICATION REQUIREMENTS FOR APPLICANTS

There are restrictions on purchaser eligibility, use, and transfer of the coverage rights and restoration credit. Eligible purchasers should be seeking a TRPA, City, or County building permit which would require a transfer of the rights. The transfer must occur within the year following the sale. Amounts of coverage or restoration credit which may be transferred to a receiver parcel are limited by TRPA ordinance. All transfers are subject to administrative approval by the applicable governmental entities. The Conservancy reserves the right to disqualify applicants who do not meet the eligibility criteria.

Persons wishing to purchase coverage or restoration credit must submit a **complete** package to the Conservancy. (Please see the applicable Prequalification Form.) Documentation of building department or TRPA project submittal is required from all potential applicants with the initial package submittal. All submitted applications must be for a current project. Incomplete prequalification applications submitted to the Conservancy will be returned, and will not reserve the rights for a proposed or potential project. Transaction fees are non-refundable.

PREQUALIFICATION APPLICATION

Applicants must submit a prequalification application via mail, e-mail, fax, or in person to:

California Tahoe Conservancy
Attention: Land Bank Program
1061 Third Street
South Lake Tahoe, California 96150
(530) 542-5580
(530) 542-5567 (fax)
e-mail: acecchettini@tahoe.ca.gov

SALE PRICES

Prices are subject to change to reflect market conditions. Sale price is secured and agreed upon at the date a Purchase and Sale Agreement is signed.

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LAND BANK PRICES**

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Hydrologic Area	Type of Coverage	Supply Status	Price as of 10/05/12
South Stateline	Hard	Limited	\$15.00
	Potential (receiving parcels >725 IPES or Bailey 4-7)	Limited	\$6.00
	Potential (receiving parcels <726 IPES)	(< 1,300 s.f.)	\$35.00
Upper Truckee	Hard	Limited	\$10.00
	Soft (certain projects in South Y Industrial Tract)	Limited	\$11.00
	Potential (receiving parcels >725 IPES or Bailey 4-7)	OK	\$6.00
	Potential—in Tahoe Keys (receiving parcels >725 IPES or Bailey 4-7)	OK	\$7.00
	Potential (receiving parcels <726 IPES)	(<1,230 s.f.)	\$35.00
Emerald Bay	Potential (receiving - any IPES or Bailey 4-7)	(375 s.f.)	\$45.00
McKinney Bay	Potential (receiving parcels >725 IPES or Bailey 5-7)	Limited	\$10.00
Tahoe City	Potential (receiving parcels >725 IPES or Bailey 4-7)	OK	\$10.00
Agate Bay	Potential (receiving parcels >725 IPES or Bailey 4-7)	OK	\$10.00
Calif. Hydro Areas	SEZ Restoration Credit (Bailey 1b)	Limited ó Call CTC	\$20.00
Calif. Hydro Areas	Class 1-3 Restoration Credit (Bailey 1a, 1c, 2, 3)	Limited ó Call CTC	\$20.00

TRANSACTION FEE

Buyer shall submit with a complete application package, a non-refundable \$350 administrative transaction fee, made payable to the California Tahoe Conservancy, for land coverage and restoration credit transactions exempt from the California Environmental Quality Act (CEQA).

CEQA

If an environmental document is required for your project, action is required by the Conservancy Board. Please allow an additional 3-5 months to complete this type of project. Buyer shall pay a non-refundable \$2,500 fee, made payable to the California Tahoe Conservancy, for transactions requiring a CEQA document, in addition to the above-referenced standard administrative transaction fee.

DEPOSIT AND ESCROW FEE

In order to open an escrow for the purchase and transfer of coverage, qualifying applicants will be required to submit a deposit of either 10% of the total purchase price or the full purchase price.

Buyer shall pay the \$200.00 escrow fee for land coverage transactions. This escrow fee is non-refundable if certain escrow terms are not met. (Restoration Credit transactions do not involve an escrow; therefore, there is no escrow fee. However, there is still a non-refundable transaction fee.)

The deposit and escrow fee must be made in the form of a cashier's check or postal money order, made payable to First American Title Insurance Company, and submitted in conjunction with a Purchase and Sale Agreement.

Escrow shall close within 120 days from date of sale. (If necessary, extensions will be granted for two months at a time, upon an additional payment equal to 2% of the Purchase Price.) Escrow may not remain open for longer than one year.

FOR INFORMATION CONTACT

Amy Cecchettini, Public Land Management Specialist III (530) 543-6033. Unfortunately, drop-in appointments will not be accommodated. Please call for an appointment.

Prices are subject to change. Contact the Conservancy for current information on availability, project eligibility, and other terms and conditions. The Conservancy reserves the right to withdraw, postpone, or otherwise modify the provisions of this announcement prior to concluding any sale of coverage rights.